

Houston Planning Commission

Development Impacts Meeting Wednesday, August 31, 2005 Summary *(revised 10-12)*

Attendance:

Bill Huntsinger
Ed Taravella
John Breeding
Carla Wyatt

Edwin Friedrichs
John Chaing
David Ronson
Jack Rose

Reeves Gilmore
David Hightower

Handouts: Preliminary Report of Task Force

Infrastructure Replacement: Task force reviewed all possible methods and tools for funding infrastructure upgrades in redeveloping areas. New taxes that would overlap with existing tax was discussed but not considered practical from a market acceptance perspective.

Proposal includes two points:

- ♦ **Impact Fees:** these are necessary to accelerate bond capacity. Fees would be dedicated for infrastructure improvements within a special zone established by the City (see next bullet).
- ♦ **Neighborhood Redevelopment Zone or NERDZ** *(a 2nd Generation TIRZ)*: a special zone established by the city before significant redevelopment occurs in order to capture rising values. The NERDZ concept must be sensitive to current issues regarding TIRZ such as 1) one master local government corporation would be in charge and would report to the City, and 2) sunset provisions would be included.

Legislative authority to create a NERDZ already exists.

Debt would not be issued until a threshold level of increment is in place.

To identify new zones, Planning Department would monitor platting activity and Public Works would monitor utility availability letters.

Related issues:

- ♦ NERDZ would not apply to affordable housing projects
- ♦ MUD model doesn't work for infill projects
- ♦ Some concern exists that implementation of NERDZ might hurt City's bond rating for other bond issues. This should be evaluated further.
- ♦ Parking can be coordinated with the CIP. Should consider asking neighborhoods for parking assessment up front.
- ♦ Establishing criteria for drainage will be difficult and may require amending ordinances.

Concept Paper

So far, items to include are:

- ♦ Mission statement
- ♦ Impact fees memo
- ♦ Drainage issue

Next meeting: discuss drainage (Jack Sakolosky, Edwin Friedrichs, Joel Reichek, Reeves Gilmore)